



\$265,000.00

4202 ROARING TIMBER CT, CONROE, TX 77304, USA

<https://test.houston-re.com>



This serene cul-de-sac residence presents a captivating brick and stone elevation that sets a tone for sophistication. With 9' ceilings, handsome flooring, Stainless Steel appliances, and outdoor living spaces, this home offers a blend of functional design and luxury. The heart of the home is the open kitchen, outfitted with an island, a tiled backsplash, [...]

Rooms & Units Description



Property title: 4202 Roaring Timber Conroe
Texas 77304

Room Description: Breakfast Room,Family
Room,Kitchen/Dining Combo,Utility Room in House

Master Bath Desc: Primary Bath: Double
Sinks,Primary Bath: Shower Only

Open House Public Count: 1

HOA Mandatory: 1

Original List Price: 265000.00

Room Count: 8

Bed Room Description: All Bedrooms
Down,En-Suite Bath,Walk-In Closet

Open House Public Upcoming: Public:
Sun Sep 3, 1:00PM-3:00PM

Photo Count: 37

Additional School: GORDON-REED
ELEMENTARY SCHOOL

Green Certification: Home Energy
Rating/HERS

Property Details

Parcel Number: 9744-00-02900

Style: Traditional

Price Sq Ft List: 183.39

Acres Description: 0 Up To 1/4 Acre

Stories: 1

Restrictions: Deed Restrictions,Restricted,
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Lot Description: Cleared,Cul-De-Sac,Wooded

List Type: Exclusive Right to Sell/Lease

Acres: 0.3236

Dwelling Type: Free Standing

Floors: Tile,Wood

Utility District: 1

Property Features



Exterior: Covered Patio/Deck,Partially Fenced,Patio/Deck,Side Yard
Roof: Composition
Garage Carport: Double-Wide Driveway
No Of Garage Cap: 2
Cool System: Central Electric

Interior: Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling
Foundation: Slab

Garage Desc: Attached Garage
Heat System: Central Gas

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier

Oven Type: Electric Oven

Water Sewer: Water District

Microwave: 1

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Under Cabinet Lighting
Dishwasher: 1
Countertops: Granite
Siding: Brick,Stone

Fees & Taxes

Tax Rate: 3.074
Tax Year: 2022
Fee Other: 1

Tax Amount: 6475
Other Mandatory Fee: Transfer Fee
Fee Other Amount: 250

Basics

Baths Full: 2
Year Built Src: Appraisal District

Location Details



Area: 39

School District: 11 - Conroe

School Elementary: GORDON REED ELEMENTARY SCHOOL

School High: CONROE HIGH SCHOOL

Geo Market Area: Lake Conroe Area

Zip: 77304

County Or Parish: Montgomery

Directions: TAKE I45 NORTH. EXIT 87A. TAKE TX-105 WEST TO SAPP RD. TURN LEFT ON SAPP RD. TURN RIGHT ONTO TIMBER SAPP. TURN RIGHT ONTO ROARING TIMBER DR. ROARING TIMBER DR TURNS RIGHT AND BECOMES ROARING TIMBER COURT.

School Middle: PEET JUNIOR HIGH SCHOOL

Subdivision: The Woods Of Conroe

State: Texas

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Exemptions: Homestead,,,,,,,,,

Range Type: Gas Range

Realist Block: Deed Restrictions,Restricted

Disclosures: Exclusions,Mud,Sellers Disclosure

Exclusions: Contact Listing Agent

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: S974400 - THE WOODS OF CONROE 01, BLOCK 1, LOT 29

Courtesy of

List Office Name: Connect Realty

